# BOARD OF ZONING ADJUSTMENT PUBLIC HEARING NOTICE TUESDAY, JUNE 12, 2007 SECOND FLOOR HEARING ROOM, SUITE 220-S 441 4<sup>TH</sup> STREET, N.W. WASHINGTON, D.C. 20001

TO CONSIDER THE FOLLOWING: The Board of Zoning Adjustment will adhere to the following schedule, but reserves the right to hear items on the agenda out of turn.

9:30 A.M. TO 12:00 P.M. MORNING SESSION 1:00 P.M. TO 6:00 P.M. AFTERNOON SESSION

#### <u>A.M.</u>

#### WARD ONE

17622 ANC-1A Application of Manna, Inc., pursuant to 11 DCMR § 3104.1, for a special exception for a third story addition to an existing row (flat) dwelling under section 223, not meeting the rear yard requirements (section 404), and the nonconforming structure provisions (subsection 2001.3), in the R-4 District at premises 3229 11<sup>th</sup> Street, N.W. (Square 2845, Lot 31).

### **WARD TWO**

17618 ANC-2B Application of Sylvia Kotz Realty Revocable Trust, pursuant to 11 DCMR § 3104.1, for a special exception to permit a surface parking lot under section 213, in the DC/R-5-B District at premises 1629 Corcoran Street, N.W. (Square 179, Lot 71).

## WARD ONE

17619 ANC-1A Application of 3DG/3400 11<sup>th</sup> Street LLC, pursuant to 11 DCMR § 3103.2, for a variance from the rear yard requirements under section 774, to allow an addition to an existing commercial building in the C-2-A District at premises 3400 11<sup>th</sup> Street, N.W. (Square 2839, Lot 121).

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#### **P.M.**

#### **WARD SIX**

17620 ANC-6A Application of Leon and Peggy Robbins, pursuant to 11 DCMR § 3103.2, for a variance from the lot occupancy requirements under section 772, a variance from the rear yard requirements under section 774, and a variance from the off-street parking requirements under subsection 2101.1, to allow the construction of a three story mixed-use building in the HS (H Street N.E. Neighborhood Commercial Overlay)/C-3-A District at premises 1383-85 H Street, N.E. (Square 1027, Lot 846).

#### **WARD TWO**

17617 ANC-2C Application of First Congregational United Church of Christ, et al, pursuant to 11 DCMR §§ 3103.2 and 3104.1, for a variance from the off-street loading facility requirements under section 2201, a special exception from the roof structure requirements under sections 411 and 770.6, a special exception for a waiver of the rear yard requirements under section 774, or in the alternative, a variance from the side yard requirements under subsection 775.5, to allow the construction of a mixed-use church and residential development in the DD/C-4 District at premises 945 G Street, N.W. (Square 375, Lot 823).

#### PLEASE NOTE:

Failure of an applicant or appellant to appear at the public hearing will subject the application or appeal to dismissal at the discretion of the Board.

Failure of an applicant or appellant to be adequately prepared to present the application or appeal to the Board, and address the required standards of proof for the application or appeal, may subject the application or appeal to postponement, dismissal or denial.

The public hearing in these cases will be conducted in accordance with the provisions of Chapter 31 of the District of Columbia Municipal Regulations, Title 11, and Zoning. Pursuant to Subsection 3117.4 of the Regulations, the Board will impose time limits on the testimony of all individuals.

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Individuals and organizations interested in any application may testify at the public hearing or submit written comments to the Board. Individuals and organizations wishing party status in any case before the Board must request that status and should do so in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application in accordance with Subsection 3106.2. All requests and comments should be submitted to the Board through the Director, Office of Zoning, 441 4<sup>th</sup> Street, NW, Suite 210, Washington, D.C. 20001. Please include the case number on all correspondence. FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

GEOFFREY H. GRIFFIS, CHAIRPERSON, RUTHANNE G. MILLER, VICE CHAIRPERSON, CURTIS L. ETHERLY, JR., JOHN A. MANN II, AND A MEMBER OF THE ZONING COMMISSION ————BOARD OF ZONING ADJUSTMENT, BY JERRILY R. KRESS, FAIA, DIRECTOR.

PHN 6/12/07 rsn

# ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA NOTICE OF PUBLIC HEARING

TIME AND PLACE:

Thursday, May 31, 2007, @ 6:30 P.M.

Office of Zoning Hearing Room 441 4th Street, N.W., Suite 220-South

Washington, D.C. 20001

#### FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 07-04 (Temporary Detention and Correctional Institutions in the C-M District – Text Amendment)

#### THIS CASE IS OF INTEREST TO ALL ANCS

The Office of Planning, through a report dated February 2, 2007, requested a text amendment to repeal subparagraph 801.7 (k) of the Zoning Regulations. This provision was added by Zoning Commission Order No. 46 in Case No. 71-33 to add "temporary detention or correctional institution on leased property for a period not to exceed three (3) years" to the list of permitted uses in the C-M (commercial-light manufacturing zones). The provision was adopted over 35 years ago in response to a short-term crisis the District faced in housing its prison population. The provision was never lawfully used and the crisis has long passed. The regulation is therefore not necessary. The Zoning Commission set the case down for a public hearing at its regularly scheduled public meeting held on February 12, 2007.

Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797; D.C. Official Code § 6-641.01 et seq.).

The public hearing on this case will be conducted as a rulemaking in accordance with the provisions of § 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. The Commission will impose time limits on testimony presented to it at the public hearing.

All individuals, organizations, or associations wishing to testify in this case should file their intention to testify in writing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

Information should be forwarded to the Secretary of the Zoning Commission, Office of Zoning, Suite 210, 441 4<sup>th</sup> Street, N.W., Washington, D.C. 20001. Please include the number of the particular case and your daytime telephone number. FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

CAROL J. MITTEN, ANTHONY J. HOOD, GREGORY N. JEFFRIES, JOHN G. PARSONS, AND MICHAEL G. TURNBULL ------ ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.